



BOARD OF PUBLIC WORKS & SAFETY MARCH 29, 2004 MINUTES

Mayor Charles Henderson called the meeting to order at 8:31 a.m.

PRESENT:	Board members Warren Beville, Mayor Henderson; City Attorney Shawna Koons-Davis; and Deputy Clerk Kathie Fritz.
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Business to be considered was a public hearing regarding consideration of a proposed lease with Ohio Properties, LLC for office space for the Legal Department, Engineering Department and Planning Department at 225 S. Emerson Avenue, Greenwood. Mayor Henderson opened the public hearing. Robert Kearney, President of Allied Vista Corporation, came to make a public proposal for office space at 720 Executive Park Drive. Counsel advised him that he could not discuss a proposed lease that has never been placed on file for public inspection, as the Ohio Properties, LLC proposal has been. Mr. Kearney indicated that he had given a verbal proposal on March 24th and a written proposal to Mayor Henderson on March 25th. He told the Board that he believes the rate with Ohio Properties, LLC is excessive and the parking is not ample. Ms. Koons-Davis reminded Mr. Kearney that for the public to inspect a proposal, he would have to have come to terms with the City, have it placed on file in the Clerk-Treasurer's office and advertise in the paper. She added that it would not be appropriate to let the public inspect any proposal that the City had not agreed to the terms of. In response to Mr. Kearney, the City Attorney explained that a staff person is sent to look at available properties first, brings back the possibilities to the department heads and others involved, then the City decides whether a property is suitable for our needs or not. Mr. Kearney told the Board that he had made numerous phone calls to the City since January 30th with no phone calls returned and feels that he was excluded. Ms. Koons-Davis said that he was not excluded if we looked at the property and decided it did not fit our needs; it was rejected. Mr. Kearney replied that it would probably be prudent for decision makers for the City in the future to return phone calls and advise the person of the decision. He reiterated that no one officially had told him the City is not interested and that is why he met with Mayor Henderson on March 24th. As no one else spoke the public hearing was closed. Mayor Henderson then moved to enter into a lease with Ohio Properties, LLC for office space to house the Legal Department, Engineering Department and Planning Department. Second by Mr. Beville. The Mayor explained that at least four properties were visited by staff and himself. Out of those four, two were considered probably suitable. The floor plan of the Allied Vista was deemed unsuitable. Mayor Henderson told the audience that the offer made last week by Mr. Kearney was better than the original proposal but he still considered the agreement with Ohio Properties, LLC to be better, where they spent \$98,766 in reconstruction of the facility (he had been sent an itemized total) to accommodate our needs. Mr. Beville agreed. Vote: Ayes.

Two claims that needed to be approved were presented by the Deputy Clerk. Mayor Henderson moved to approve these after review by Mr. Beville and himself. Second by Mr. Beville. Vote: Ayes.

With no further business, the meeting adjourned at 8:45 a.m.